



Hope Cottage South Reeth, DL11 6SF
Asking price £315,000

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This charming three-bedroom character cottage offers a delightful blend of period features and modern comforts.

As you approach the cottage, you are greeted by a quaint cobbled courtyard, creating an inviting entrance. The rear of the property reveals stunning views over the Dale and Fremington Edge, perfect for those who appreciate the beauty of the Yorkshire Dales.

Situated just a stone's throw from the village green, residents can enjoy the vibrant community atmosphere and easy access to local amenities. This property is ideal for those seeking a tranquil lifestyle in a stunning rural setting, making it a perfect family home or a peaceful retreat. Don't miss the opportunity to make this enchanting cottage your own.

KITCHEN 3.05m x 2.45m (10'0" x 8'0")

A door from the courtyard leads into the kitchen, which has solid wood hand made base units with wooden worktops, Belfast sink with a mixer tap over, tiled splash back, electric cooker point and open serving hatch to the dining room. A leaded stained glass door leads into the lounge / dining room, door into the inner hallway.

LOUNGE / DINING ROOM 5.19m min x 2.97m (17'0" min x 9'8")

Having a bay window at the rear with lovely views, additional sliding sash window to the side, wooden fire surround with cast iron log burning stove. picture rail, two central heating radiators and alcove with shelving. A part glazed door leads into the rear porch

REAR PORCH 1.53m x 1.14m (5'0" x 3'8")

Part glazed with a door leading out to the rear garden.

INNER HALLWAY

Having a staircase leading to the first floor with a cupboard beneath, central heating radiator, two wall lights and a dado rail.

FIRST FLOOR LANDING

A large open landing with two original leaded glass stained windows and a central heating radiator. Doors lead into the bedrooms and family bathroom.

BEDROOM 1 / LOUNGE 5.26m x 4.08m into bay (17'3" x 13'4" into bay)

Having a large bay window to the front with fabulous views, cast iron fireplace, fitted shelving, central heating radiator and a dado rail.

BEDROOM 2. 4.31m x 3.14m (14'1" x 10'3")

A double bedroom, window to the side with a window seat, two additional windows looking onto the front courtyard, cast iron

fireplace, picture rail, alcove shelving and a central heating radiator.

BEDROOM 3. 3.18m x 2.70m (10'5" x 8'10")

A double bedroom with a cast iron fireplace, central heating radiator, two wall lights, picture rail and a window overlooking the courtyard.

FAMILY BATHROOM 2.37m x 2.34m (7'9" x 7'8")

Bath with shower over and a glass shower screen, high-flush w.c, wash hand basin, towel radiator, wooden effect flooring, extractor fan and airing cupboard.

EXTERNALLY

To the rear of the property there is a private enclosed garden with fabulous views over the Dale to Fremington Edge. Having a patio area, two external lights and a small wooden shed.

To the front of the property there is a cobbled courtyard with right of way access to the garage and a welcome light.

EXTERNAL W.C 2.02m x 1.21m (6'7" x 3'11")

Having a w.c and wash hand basin.

BOOT ROOM 2.98m x 1.01m (9'9" x 3'3")

With Eurostar oil-fired central heating boiler.

GARAGE 4.76m x 2.79m (15'7" x 9'1")

With wooden garage doors, power, lighting and plumbing for a washing machine.

NOTES

* COUNCIL TAX BAND - NON DOMESTIC

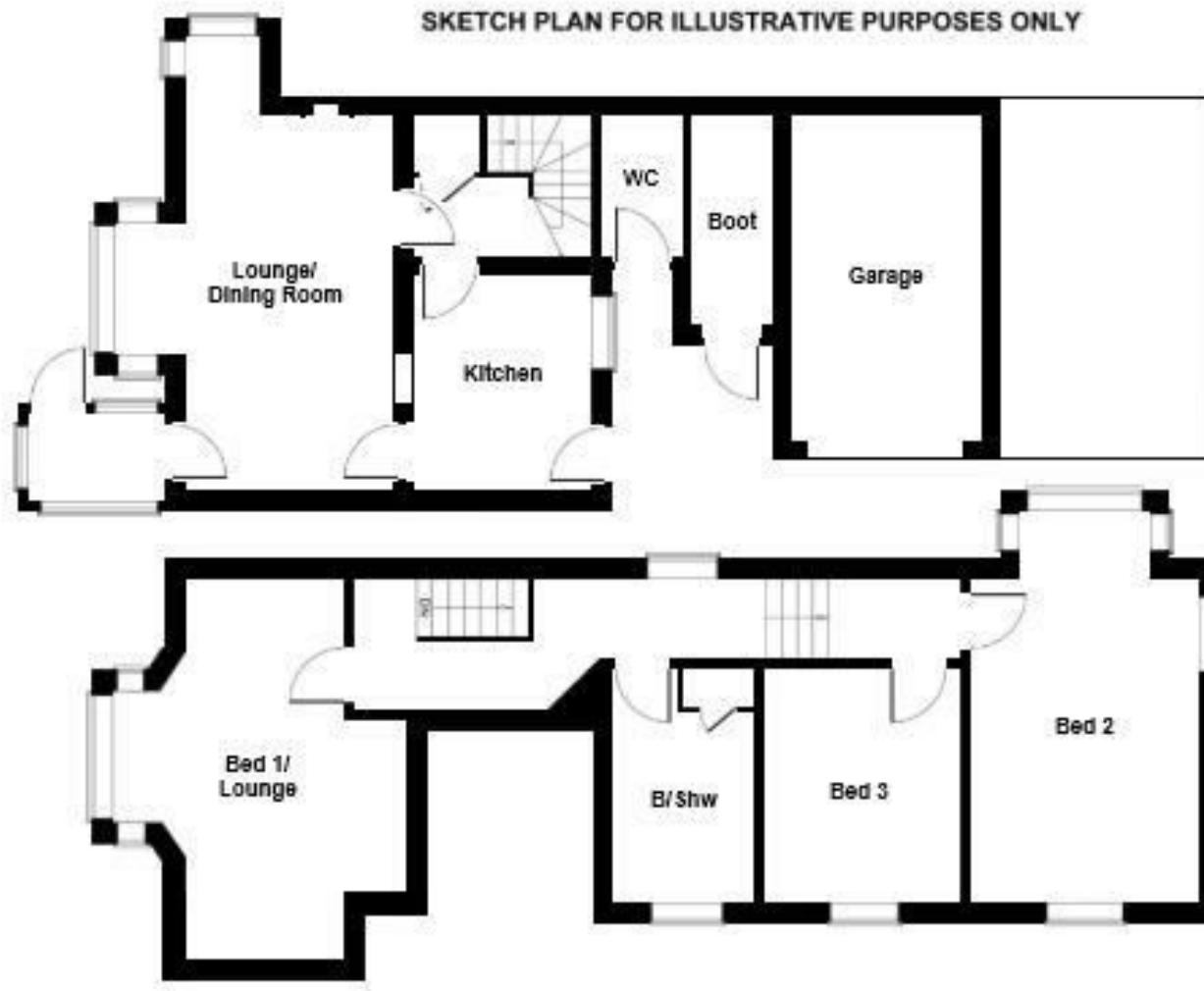
* FLYING / INTERLOCKING FREEHOLD

* OIL CENTRAL HEATING



ASKING PRICE £315,000

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

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